



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION  
*ELlicott City Historic District ■ LAWYERS HILL Historic District*  
3430 Court House Drive ■ Ellicott City, Maryland 21043

---

*Administered by the Department of Planning and Zoning*

VOICE 410-313-2350  
FAX 410-313-3042

## October Minutes

Thursday, October 5, 2017; 7:00 p.m.

---

The ninth meeting of the Historic Preservation Commission was held on Thursday, October 5, 2017 in the C. Vernon Gray room located at 3430 Court House Drive, Ellicott City, MD 21043. Ms. Tennor moved to approve the September minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Samantha Holmes, Beth Burgess, Dan Bennett, Lewis Taylor, Yvette Zhou and Renee Novak

---

### PLANS FOR APPROVAL

#### Consent Agenda

1. HPC-17-68c – 8080 Main Street, Ellicott City
2. MA-17-31c – 3845 Ross Road, Ellicott City

#### Regular Agenda

3. HPC-17-69 – 8141 Main Street, Ellicott City
4. HPC-17-70 – 4659 Montgomery Road, Ellicott City, HO-31
5. HPC-17-71 – 8386 Court Avenue, Ellicott City
6. HPC-17-72 – 6162 Lawyers Hill Road, Elkridge
7. HPC-17-73 – 8411 Main Street, Ellicott City
8. HPC-17-74 – 8180 Main Street, Ellicott City

## CONSENT AGENDA

### HPC-17-68c – 8080 Main Street, Ellicott City

Final assessment tax credit 20.113 approval

Applicant: Donna Sanger

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The building was damaged by the July 30, 2016 flood and the assessment on the structure was lowered to \$1,000.00. Upon completion of the repairs, the building has been re-assessed at \$343,200.00. The difference in the assessment that is eligible for the tax credit is \$342,200.00. The Applicant has submitted documentation that a total of \$56,733.95 was spent on restoring the building.

**Staff Comments:** Staff has reviewed the materials submitted and finds the restoration complies with the Secretary of the Interior Standards for Rehabilitation, per 20.113 code requirements, and that the property was essentially restored to its pre-flood condition. The estimated potential tax credit this property could qualify for, based on the current assessment and the current tax rate, is \$34,699.08. As a result, Staff will only review the expenses needed to max out the tax credit and confirms that there are \$47,152.58 in qualified expenses for restoration work that includes architectural and structural drawings/services, interior repairs, electrical and plumbing work, new flooring and hot water heater replacement.

The work did not require pre-approval per Section 20.113 of the Code, which states, "In the case of an emergency application due to flood, fire, or natural disaster, the Commission may issue a pre-approval determination after the expenditure of qualified expenses if the Commission determines that the work requiring the certification was done in accordance with Title 6, Subtitle 6 of this Code and is in accord with the U.S. Secretary of Interior Standards and Guidelines on The Rehabilitation of Historic Structures." The application has been filed within the required timeframe of being submitted within a year of being re-assessed.

**Staff Recommendation:** Staff recommends Approval as submitted for the final tax credit for 20.113, the assessment tax credit.

**Testimony:** Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

**Motion:** Mr. Reich moved to approve the application as submitted for the final assessment tax credit. Ms. Tennor seconded. The motion was unanimously approved.

### MA-17-31c – 3845 Ross Road, Ellicott City

Final tax credit claim.

Applicant: Ellena McCarthy

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the structure dates to 1945. The Applicant has submitted documentation that \$11,620.00 was spent on eligible, pre-approved work to paint the exterior of the house. The Applicant seeks \$2,905.00 in final tax credits.

**Staff Comments:** The invoices and the canceled checks add up to the requested amount and the work complies with that pre-approved.

**Staff Recommendation:** Staff recommends Approval as submitted for a final tax credit of \$2,905.00.

**Testimony:** Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

**Motion:** Mr. Reich moved to approve the application as submitted for the final assessment tax credit. Ms. Tennor seconded. The motion was unanimously approved.

## REGULAR AGENDA

### HPC-17-69 – 8141 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Angelina Brannigan

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1987, and as such, is not historic. The Applicant seeks approval to hang two flags from pre-existing flag poles on the front of the building. The first flag is the Maryland flag, which will be hung on the left side of the building and the second flag is a 'Welcome' flag that will be hung on the right side of the building by the entry door. The Applicant said that the flags are 38 inches x 26 inches, which is 6.86 square feet each. There is a pre-existing sign board across the top of this building, painted brown to match the trim. The Applicant does not have a sign in this location, but has two white windows signs with the business name 'A Divaz Boutique' on the main storefront window and on the door.

**Staff Comments:** The Guidelines provide recommendations for 'Banners and Flags' under Chapter 11 for Signs. Chapter 11.B.6 explains, "Flags that identify a product or the name or function of a business are considered signs and require a Certificate of Approval from the Historic Preservation Commission." United States or Maryland flags are not signs and, if they are temporary in nature and utilize minimal hardware, do not require a Certificate of Approval.



Figure 1 - Street view of building

The hardware on this building was pre-existing and not installed by the Applicant. Due to the condition of the hardware, it has clearly been on this building for some time.

The proposed 'Welcome' flag identifies a function of the business, by indicating when the business is open, and will be evaluated as a sign. The 'Welcome' flag contains an illustration of flowers and uses several colors and shades: white, black, yellow, green, yellow and pink.

The window and door signs, which also need to be approved by the HPC, are white. Staff recommends the Applicant amend this application to request retroactive approval of the window and door signs, as the Commission should not be approving the current request while other items remain unapproved. The sign on the window reads on one line, "A Divaz Boutique" in a script font and white lettering. The sign on the door contains the same text, in a different font of a smaller size, and contains a small graphic above and below the text. The text is white on the door as well. The signs comply with Chapter 11 recommendations, "use simple, legible words and graphics" and "keep letters to a minimum and the message brief and to the point" and "use a minimum number of colors, generally no more than three." The signs contain different fonts, which does not comply with Chapter 11.B recommendations, "if more than one sign is used to identify a building's tenants, use signs that are similar in scale, harmonious in style and color and located symmetrically or uniformly on the building." The Guidelines also recommend against, "two signs where one is sufficient to provide an easily visible identification of the business" and no more than "two signs per business per façade." Given that the 'Welcome' flag is being treated as a sign, the sign from the door should be removed, as the flag is located next to the door and will be sufficient to guide traffic to the door of the business. If the door sign is removed, then the building will only contain two signs. The exact size of the window decal sign is unknown at this time, but the window sign fits across the width of the window and the door sign is a small sign in the middle of the door. Most likely the signs comply with Chapter 11.B recommendations, "in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign."

Chapter 11.A of the Guidelines recommends that signs, "use simple, legible words and graphics" and "keep letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used." Chapter 11.A also recommends, "use a minimum number of colors, generally no more than three." The existing 'Welcome' flag does keep the message brief and to the point, but the illustration of flowers on the sign does not directly relate to the business and contains more colors than recommended. Staff understands the Applicant's desire to have the existing 'Welcome' flag, which is only displayed while the business is open. However, due to the possibility that other buildings on the street would also want to display a 'welcome' or 'open' sign, Staff recommends these types of signs be smaller than the Maryland or United States flag, and that a standard for town be developed. Chapter 11.B of the Guidelines recommends "projecting or hanging signs of four to six square feet are appropriate for many of Ellicott City's small, attached, commercial buildings." Given that the 'Welcome' flag is a secondary sign that should be subordinate to the main business sign and the Maryland flag, Staff recommends the 'Welcome' flag be no larger than 4 square feet and be limited to two colors to comply with the Guidelines.

There is an unused black metal bracket on this building, which should be removed, since it is not in use and adds to visual clutter on the front façade.

**Staff Recommendation:** Staff recommends against approving the existing 'Welcome' flag. Staff recommends Approval of an 'Open' or 'Welcome' flag of a different design, to be reduced in size to be smaller than the Maryland flag, around 4 square feet and limited to two colors. Staff recommends this be approved by Staff or through the Minor Alterations process before being hung. If a standard welcome or open sign is identified for use in town, Staff recommends the flag be replaced at that time with the new standard.

Staff recommends retroactive approval of the window sign. Staff recommends the door sign be removed.

**Testimony:** Mr. Shad swore in Angelina Brannigan. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Brannigan said the flags are hung high on pre-existing flagpoles, not obstructing views. The flags were installed to enhance the appearance of Main Street and Ms. Brannigan was not aware the flags required approval. Ms. Brannigan said she thought the contractors she hired to install the "Divaz Boutique" store sign filed the required paperwork for approval but Ms. Brannigan is happy to submit the required documentation for approval. Ms. Brannigan is open to the Commission's recommendations about the appropriate sign usage.

Mr. Reich asked if the Guidelines only allow a maximum of two signs per business. Mr. Taylor said the welcome flag is described in the Guidelines as a sign. Ms. Brannigan said the welcome flag was displayed last spring and the flags change according to seasons. The current flag features pumpkins for the fall and the flag is removed every evening, only the Maryland flag on the other side of the entrance is displayed at all times.

Mr. Reich asked if sandwich signs are permitted on Main Street. Ms. Holmes said sandwich signs are not permitted per the Sign Code. Mr. Reich asked about the racks and other merchandise displayed on the storefronts. Ms. Holmes said Staff is working to address the issues.

Ms. Tennor said she understands the Applicant's desire to have symmetry on the building by hanging a flag on each side. Ms. Tennor asked if the Commission allowed Ms. Brannigan to use the two flags, could she remove the vinyl decal sign on the entrance door. Ms. Brannigan said yes, she can remove the vinyl sign on the door. Currently, there is also an open/close sign hanging inside the door to encourage shoppers to come in since the front stays closed during business hours to keep the shop clean from road construction debris.

Ms. Tennor asked about the color constraints on the flag. Ms. Brannigan said the welcome flag colors were neutral but the current flag has seasonal fall colors like orange and brown.

Mr. Reich said the Applicant can remove the vinyl sign on the door and work with staff for the flag colors and design to be in compliance with the Guidelines.

**Motion:** Mr. Reich moved to approve the application with the amendment to include the sign on the main storefront window but the vinyl sign on the door to be removed. The Applicant can work with Staff for suitable flag colors. Ms. Tennor seconded. The motion was unanimously approved.

**HPC-17-70 – 4659 Montgomery Road, Ellicott City, HO-31**

Tax credit pre-approval for exterior repairs.

Applicant: Judith A. Draper

**Background & Scope of Work:** This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-31, Spring Hill. SDAT dates the structure to 1899, but the Historic Sites Inventory form indicates the structure may date to 1804. The Applicant seeks tax credit pre-approval to replace the wood cedar shake roof on the main historic structure with asphalt GAF Timberline Ultra Architectural Shingles in the color weathered wood. The application explains that this will be the second



roof replacement since the Applicant purchased the property in 1978. The application also states that the roof was repaired when a tree fell through the roof due to Hurricane Isabel in 2003. The application states that the roof is now leaking and comprising the original lath and plaster walls and that the shakes are loose and occasionally blowing off.

**Staff Comments:** Staff finds this application does not qualify for tax credits as it proposes to replace a historic building material with a modern building material. If the wood shingle roof is replaced at this time with asphalt, it is unlikely to ever revert back to its historic state. The proposal does not comply with the Secretary of the Interior Standards for Rehabilitation, Standard #2, which states, "The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property shall be avoided" and Standard #5, "distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved."

The Standards also state, per Standard #6, "deteriorated historic features shall be repaired, rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence." Documentary evidence from the Inventory file and physical evidence from the existing structure show that the property has had a wood shingle roof. The proposed asphalt shingle roof, in the color weathered wood, will not match the cedar shake shingles in design, color, texture or visual quality.



Figure 2 - Photograph from 1976 inventory form

Staff understands the cost and maintenance of cedar is more expensive than the asphalt shingle. Staff has reached out to the Applicant to look for another possible option to defray the cost using State tax credits, which are administered by the Maryland Historical Trust (MHT), in addition to the County 25% Historic Property Tax Credit. The State tax credit is a 20% income tax credit based on the qualified rehabilitation expenses. The property does not currently qualify for the State tax credit program, as it is not listed on the National Register of Historic Places, or located in a local historic district and known to be eligible for inclusion on the National Register. The County Architectural Historian is unsure if the property would qualify for the National Register, as there are some modern additions and because he has not seen the interior of the house. However, if the Applicant is interested in pursuing this option, Staff is available to conduct a site visit to evaluate the property and determine if it is eligible for the National Register.

This property is not located in a historic district, and as such, the Applicant is allowed to replace the wood shingle roof with asphalt shingles without the approval of the Commission. In this case, the Applicant is requesting tax credits for the alteration, so the alteration does require the Commission's

approval. However, if the Commission were to deny the tax credit, the Applicant would be allowed to proceed with the alteration, but the County would not contribute tax credits to the project.

**Staff Recommendation:** Staff recommends Denial of tax credit pre-approval for the replacement of the wood roof with an asphalt shingle roof.

**Testimony:** Mr. Shad swore in Judith Draper. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Draper said she lived in the house for 40 years and started replacing the roof in 2009. The new roof is about 80% completed with GAF Timberline Ultra Architectural Shingles in weathered wood color. The last remaining section of the roof that still needs to be replaced is above the front door and another section about 18 feet x 17 feet located at the back at the house. Ms. Draper said converting the roof back to cedar shingles would not match the rest of the existing shingles. She said the GAF Timberline Ultra Architectural Shingles weathered wood color has the look and feel of cedar shingles. Mr. Draper said the existing cedar shingles were not original to the house and cost more to maintain and less durable than the GAF Timberline Ultra Architectural Shingles. Ms. Draper said the GAF Timberline Ultra Architectural Shingles reduce heat loss that contributes to less energy consumption.

Ms. Holmes asked for clarification on which areas of the house the proposed replacement was located on the photo. Ms. Draper referenced the photos then Ms. Holmes showed the photos of the house to the Commission.

Ms. Holmes said the 1976 Inventory form contains a photo of the house with a wood shingle roof, which was from before Ms. Draper took ownership. It was clarified that while the existing shingles are not historic, the house has historically had a wood shingle roof. Mr. Roth asked if the previous roof was cedar shingles. Ms. Draper said yes. Mr. Roth asked if tax credits were used. Ms. Draper said no, she did not apply for a tax credit.

Ms. Tennor said the Commission would not like to see the appearance changed by the modern roofing materials especially since the roof is a significant feature of the house.

Ms. Zoren asked if synthetic shakes were an option. Ms. Draper said she did not know of such product when she started to replace the roof and now it is 80% done, installing synthetic shakes now would be inconsistent with the rest of the roof.

**Motion:** Mr. Roth moved to deny the application as submitted. Ms. Tennor seconded. The motion was unanimously approved.



**HPC-17-71 – 8386 Court Avenue, Ellicott City**

Certificate of Approval for exterior alterations.

Applicant: Analisa Archer

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1870. The Applicant recently purchased the property and seeks approval for the following alterations:

- 1) Install additional white picket fencing and gate on the southwest side of the house behind the driveway.
- 2) Install a metal gate on east side of house.
- 3) Install a wooden shed in rear yard in the northwest corner.
- 4) Construct an addition on the southwest side of the house.



Figure 3 - Front facade of house

**Fence and Gates**

The picket fence and gate will be located behind the driveway and will connect from the house to the existing fence on the side yard, enclosing the yard. Figure 4 shows the proposed fence in blue and the existing fence in yellow. The same style of wood picket fence, painted white, will be used.

On the other side of the house, as indicated by the red dot in Figure 4, the Applicant proposes to add a 3-foot-tall wrought iron gate in a black matte finish. The gate will be 37 inches from post to post. The application explains that while no gate currently exists, a post hole and wrought iron anchor are visible from a possible previous gate.

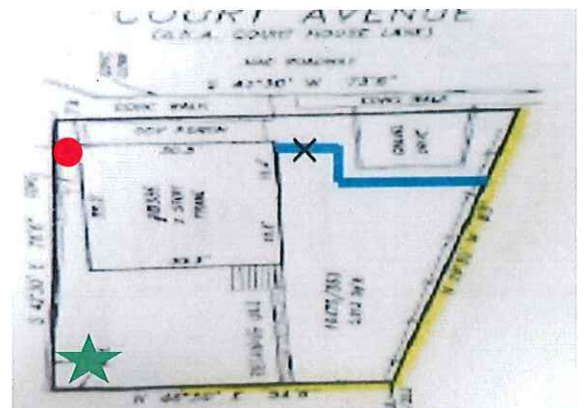


Figure 4 - Site plan showing location of picket fence, iron gate and wooden shed

**Shed**

The Applicant proposes to install a shed, which will be located in the northeast corner of the yard, as shown by the green star in Figure 4. The proposed shed will be a wood shed, shown in Figure 5, painted to match the existing color scheme of the house: blue siding, white trim, black doors and charcoal asphalt shingles. The shed will sit on a treated wood foundation.



Figure 5 - Proposed shed

**Building Addition**

The proposed addition will be a two-story addition and will be 6 feet 2 inches deep by 10 feet wide. The addition will be located on the southwest side of the home, which is the left side of the house if looking at the front of the house.





Figure 6- Existing conditions



Figure 7 - Proposed addition

The application states that all existing windows will be preserved, and the shutters will be removed from the two existing side windows on either side of the addition, so that there are no windows with half shutters.



Figure 8 - Rear of house looking toward street



Figure 9 - Proposed addition

#### Addition Windows and Doors

The application states that the new windows on the addition will be wood Jeld-Wen 2:2 windows to match those used in the rest of the house. The windows will have a 7/8" simulated divided light. There

will be 7 windows on the addition. The new door on the addition is proposed to be a metal full light Therma-Tru door.

#### Addition Foundation, Siding and Roof

The proposed foundation for the addition is Glen-Gerry brick in the color Gunston. The application also states that the owner is open to facing the foundation with a rough block to match the look of the existing historic house.

The proposed siding on the addition is GAF fiber cement shingles, to match the asbestos siding on the house.

The proposed roof material on the addition is CertainTeed Landmark fiberglass shingles in the color Cobblestone Gray. The application states that the Applicant is also open to matching the metal roof on the historic house.

#### **Staff Comments:**

#### Fence and Gate

The continuation of the existing white wood picket fence and gate, and the addition of the wrought iron gate complies with Chapter 9.D of the Guidelines, "construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way" and "install open fencing, generally not more than five feet high, of wood or dark metal."

#### Shed

The proposed wooden shed, painted to match the colors on the existing building and located in a corner of the back yard, complies with Chapter 7.C recommendations, "if allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback" and "design outbuildings visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood." The existing house has a cross gable roof, and the shed mimics this pattern with a front gable roof.

#### New Addition

The proposed addition is being shown located in the 100-year floodplain. Staff has recommended the Applicant meet with the Department of Inspections, Licenses and Permits (DILP) to determine if this addition can be built in the floodplain or if alterations to the design will need to be made, prior to submitting an application to the Commission. Plan reviewers in DILP have told Staff that based on the GIS mapping of the floodplain, the proposed addition cannot be constructed. There could be discrepancies in the exact location of the mapped floodplain, but the owner would need to obtain a flood elevation certificate in order to dispute this. Therefore, Staff finds the addition should not be evaluated until it can be proven that the addition is allowed to be constructed.

#### Addition Scale and Location

Overall the addition appears to comply with Chapter 7 recommendations, "design and fit additions to avoid damaging or obscuring key architectural features of a historic building" and "attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on the side, rear and rooftop views of the building from public ways." This addition will be highly visible from the public way. Various views of the addition were submitted from the side, which is

the most visible side. However, a rendering was not provided showing what the addition will look like when looking at the front façade of the building and Staff finds this rendering should be provided.

#### Addition Foundation, Siding and Roof

**Foundation** - The rendering shows the new brick foundation as a red color, but the spec sheet indicates it will contain more brown tones. The proposed brick looks reminiscent of 1980s construction and is not an appropriate choice for this addition. The foundation line is shown hitting the lintel of the window and historically would not be that high. Staff recommends the foundation line be lowered to an appropriate area, as determined by the Commission. The existing granite foundation was painted without approval by the previous owner and the paint should be removed to highlight the granite foundation. The addition would look more appropriate with a granite foundation to match the historic house. However, if new granite cannot be identified to blend with the historic granite foundation, then a painted rough block foundation may be appropriate as well.

**Siding** - A spec sheet was not provided for the siding, but the application states the GAF fiber cement shingles will match the asbestos shingles on the building, so the GAF product is most likely the GAF Weatherside Purity Wavy. While the use of this siding will match the existing siding, the existing siding is not historically appropriate and the Guidelines recommend its removal when possible. While repairing the existing asbestos siding with this product would be acceptable, the proposed use of it on a new addition should be avoided. If the asbestos siding was ever to be removed from the historic house in the future and the wood siding restored or replaced, this addition would also need to be altered, so it should be built with appropriate siding from the start.

Chapter 7 of the Guidelines recommends, "design additions in a manner that makes clear what is historic and what is new. Additions may be contemporary in design or may reference design motifs from the historic building, but should not directly imitate the historic building." Chapter 7.B also recommends "on any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building." While the first Guideline provided is not strictly about materials, but about style as well, these two Guidelines are in partial conflict when applied to this application, because the historic building has a non-historic siding material. Chapter 6.D recommends, "remove asbestos shingles, aluminum siding or other coverings from historic buildings and repair or restore the original wall material" and recommends against, "using vinyl, artificial stone, artificial brick or other substitute materials on historic buildings or additions to historic buildings, or on non-historic buildings in locations visible from a public way." Based on these Guidelines, which recommend against using substitute materials and recommend asbestos shingle removal from existing historic buildings, Staff recommends an alternate siding material be identified for use on the addition.

**Roof** - The Applicant proposes to use fiberglass shingles on the new shed style roof, but has also stated they are open to using a standing seam metal roof to match the existing house. Chapter 7 of the Guidelines recommends, "...use a roof design that echoes or complements the original roof line. Gable and shed roofs are common for additions in Ellicott City." The proposed shed roof on the addition complies with the Guidelines. However, the roof connection between the existing structure and the new



addition is unclear from the renderings submitted, shown in Figure 10, but it appears the new shed style roof may tie into the existing roof. Regarding materials, the Guidelines recommend “on any building, use exterior materials and colors similar to or compatible with the texture and color of those on the existing building.” The proposed asphalt roof is not similar in color or texture with the existing white metal roof. Without having a full understanding of how the old and new roof will connect and, based on the recommendations for materials, Staff recommends the standing seam metal roof be used on the addition.



Figure 10 – Roof connection on addition

#### Addition Windows and Doors

The renderings of the proposed addition (see Figures 11 and 12 below) show that a new door would line up with the middle of an existing window on the basement level. It appears that grading may be needed to lower the foundation of the addition in order for a new full height door to hit the side window at that height. Also the existing second story window on the left side of the addition is a double hung window, but appears to be a smaller window in the proposed renderings, so Staff needs clarification if this item is proposed to be altered or if the renderings are not to scale.



Figure 11 - Red circle shows existing second story double hung window. Yellow line shows how existing basement door and window line up.



Figure 12 - Red circle shows existing second story double-hung window now a different size. Yellow line shows how new door sits lower than existing basement window.

The design of the new windows complies with Chapter 7 recommendations, “design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights, but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows.” The



proposed windows have will have an external simulated divided light. When the house was being renovated by the previous owner, the Commission approved the in-kind replacement of wood windows in the house, which were true divided light historic windows. The current application for the addition states the new windows will match those used on the rest of the house, which were supposed to be in-kind replacement, true divided light 2:2 wood windows, but may in fact be a simulated divided light.

The proposed door is a metal door, which typically is not approved for use on highly visible facades. However, the style of the full view door is appropriate. Chapter 7 recommends, "use doors and simple entrance designs that are compatible with those on the existing building or similar buildings nearby." The existing building has a wood door with a half light over 1 panel and the full view door will complement the style of the historic door by being simpler in design. However, the material should be wood, which better complies with Chapter 7 recommendations to "use exterior materials similar to or compatible with the texture and color of those on the existing building." A metal door does not have the same texture as a wood door.

**Staff Recommendation:** Staff recommends:

- 1) Approval of the picket fence extension and gate.
- 2) Approval of the black wrought iron gate installation.
- 3) Approval of the installation of the shed as proposed.
- 4) Approval of the addition as proposed with the following contingencies:
  - a. A granite stone be used on the foundation. If an appropriate granite spec cannot be found then a painted rough cast block foundation be used on the addition and the paint be removed from the historic granite foundation of the main house.
  - b. The foundation line be lowered to be more historically appropriate.
  - c. A more appropriate siding material be identified and presented to the Commission for approval.
  - d. A standing seam metal roof be used.
  - e. A wood door be used in place of metal.

Staff recommends that any items left by the Commission to Staff approval, or any items that need to return to the Commission for approval, are not approved until the Applicant has submitted evidence to HPC Staff that the Department of Inspections, Licenses and Permits has stated the addition can be constructed as presented herein to the Commission.

**Testimony:** Ms. Holmes updated the Commission that the Applicant has withdrawn the building addition due to the floodplain issues and that the only items for approval before the Commission are the picket fence and gate, iron gate and shed. Mr. Taylor confirmed that everything listed in Item #4 from the Staff Report was being withdrawn by the Applicant at this time. Ms. Holmes said that was correct. Mr. Shad swore in Analisa Archer and David Archer. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Archer said they did not have any comments, but appreciate the Staff comments and will take them into account when the resubmit the withdrawn portion of the application.

Ms. Zoren said she agreed with Staff recommendations about the fence, gate and shed. Ms. Zoren was concerned about the proposed addition, but it is no longer an issue since the Applicant has withdrawn the addition from the application.

**Motion:** Ms. Tennor moved to approve the application as submitted for the picket fence extension and gate; the black wrought iron gate installation and shed installation, with the exception of item 4 concerning the addition. Mr. Reich seconded. The motion was unanimously approved.

**HPC-17-72 – 6162 Lawyers Hill Road, Elkridge, HO-446**

Certificate of Approval for exterior alterations and tax credit pre-approval for repairs.

Applicant: Dan Engebretsen

**Background & Scope of Work:** This property is located in the Lawyers Hill Historic District. According to SDAT and the Historic Sites Inventory form, the structure dates to 1851. The Applicant proposes to make the following repairs/alterations:

- 1) Repair three chimneys – repair work to include repointing brick, cleaning brick, replacement of chimney caps and liners, and installation of chimney flues. The application states that bricks and mortar will be matched, but also states that bricks will not be replaced.
- 2) Installation of eight exterior storm windows – the application states that the storm windows will be custom made and match the window design of the original windows. The application shows a spec for a WeatherStar white aluminum storm window.
- 3) Repair/refinish the front door and repair the existing historic lock.
- 4) Replace the kitchen roof – the existing roof is a galvanized metal roof. The Applicant proposes to remove the existing roof, replace the roof decking as needed and install one inch foam board, install three skylights and appropriate flashing. An in-kind metal roof, Delta Rib, would be put back on.
- 5) Fill in old cistern – the cistern is located to the rear of the house and is in danger of collapse and needs to be filled in. The Applicant proposes to fill in the hole, level the yard and plant grass.



**Figure 13 - Front view of house, showing French doors under porch**

**Staff Comments:**

**Chimneys**

There are three chimneys that need to be repaired, and the proposed repairs comply With Chapter 6.D, which states, "The numerous corbelled or straight brick chimneys...are highly visible and characteristic

features of Lawyers Hill's historic buildings and should be preserved." The application states that "bricks and mortar will be matched", but also states that "bricks will not be replaced." It is unclear if bricks will need to be replaced, so Staff recommends including replacement brick in the scope of work for tax credit pre-approval in the event that the mason determines any bricks need to be replaced. The application states that new brick and mortar will match, which is recommended in Chapter 6.D, "maintain or restore original brick, stone or concrete block construction. Make repairs with materials that match the original as closely as possible" and "use mortar mixes that are compatible with early brick and stone."

#### Storm Windows

The description of the storm windows was confusing, as it stated the windows would match the design of the window pane configuration of the historic windows. This was confusing to Staff because matching the windows in this manner would hide the historic details and because some of the windows function as doors opening onto the porch. The Applicant provided the following explanation via email:

The storm windows will be custom made and will have a small aluminum profile with a muntin support in the middle if the window is to open. They will be 1:1 compensation. The side and top aluminum (Hopefully painted white frame) will fit into the corner of the trim and will not cover up the original windows. Each window has a lip trim where storm windows can be attached. Some storm window designs allow attachment of frame along side the window, but attaching to the house. Yes, you are correct regarding the window in the office. They are doors but we will not use them and will just design a full-length storm window. Our application states the new storm windows will match, meaning any paroles will line up with the same of the historical window's design or muntin.

There is still some information not clear in whether or not the storm windows would hide any of the trim or fit within the trim. Chapter 6.I of the Guidelines recommends, "consider installing interior rather than exterior storm windows, especially if the windows are significant contributors to the building's architectural character" and recommends against "installing storm windows with vertical or horizontal divisions that conflict with sash divisions, or with borders wider than the frame of the primary window sash." The existing storm windows, put on by a previous owner, are 1:1 but are placed over double casement windows so that the sash of the storm windows creates a horizontal division on a window that is otherwise characteristic in its vertical lines. The existing storm windows do not comply with the Guidelines. Staff recommends that new storm windows do not mimic the existing storm windows. Figure 14 shows how the appearance of the double casement window is altered by the existing storm window. A full light storm window would be acceptable on the porch doors, shown in Figure 16, as there should not be any sashes that would hide the muntins on the doors.



Figure 14 - Existing casement windows covered by a storm window

Chapter 6.I recommends against, "installing storm windows that have mill finish aluminum frames or are finished in a color incompatible with the inner window sash and frame." The windows are a maroon/brown color and a white storm window would alter the exterior appearance of the windows, by placing a white sash over part of the window, creating a horizontal division that does not exist now. It is also unclear if the 1:1 storm window sash would meet where the existing window sashes meet, as shown in Figure 15, or if the window will more-so resemble the spec provided, where the sashes meet in the middle of the window.





Figure 15 - Window proposed for a storm window. The yellow arrows indicates where Staff finds the sash on the storm window should be located.



Figure 16 - Front view of house, showing French doors under porch.

#### Front Door Repair

The front door on this house is a pair of wood full light doors with a small panel at the bottom. The application states that the front door and the historic hardware will be repaired, which complies with Chapter 6.K recommendations on entrances, "Maintain and repair original doors, door frames, sidelights and transoms." The Applicant also stated via email that the door may need to be replaced pending the opinion of the tradesman. The possible replacement of the door does need to be approved or it will not be eligible for tax credits. Chapter 6.K of the Guidelines considers the replacement of the doors and related features with materials to exactly match the original as Routine Maintenance.



Figure 17 - Front door

#### Kitchen Roofing

Chapter 6.H of the Guidelines explains that, "original roof materials in Lawyers Hill include slate, standing seam metal, and wood shingles." This house originally had wood shingles on the roof for the main portion of the house, but at some point in recent history, asphalt shingles were put on by a previous owner without HPC approval. The porch roof shows up as a black material in 2005, but changes to brown by 2006-2007. The addition on the rear of the house next to the kitchen addition appears to be a metal roof in 2006-2007, but becomes a brown roof by 2016-2017. Many of the roofs on this house have been altered over the years without approval.

The Applicant proposes to replace the kitchen roof, which is separate from the roof on the remainder of the house. The kitchen is located on the rear of the house, on the northwest corner of the house. When



initially looking at the exterior of the kitchen, Staff thought it was a modern addition. The Applicant then explained via email the following regarding the kitchen:

"It is part of the historic building and was built in 1897 as the corner marker on the foundation says. The foundation is the same under the whole house. The kitchen has several historic features like old original windows, large brick cooking fire place and couple of original built in hutches. Half the walls in the kitchen are still the old tongue and groove plank wood 2" slats."

The Applicant provided interior photos of the kitchen, which do show older features. Based on these, it appears to the Architectural Historian that the 1890s kitchen was enlarged, probably c. 1915-1935, by enclosing an 1890s porch and removing the original wall between the two. Thus, the existing kitchen should be considered an historic feature of the house. The current roofing material is a galvanized ribbed metal roof. This metal roof does not appear to be historic and appears to be an unapproved alteration by the previous owner. The installation method was incorrect and there are nail holes every few inches that have been tarred over, as shown in Figure 19. The spec sheet provided by the Applicant is for an in-kind replacement from an agricultural supply store. Staff finds the proposed ribbed metal roof is not historically appropriate for the historic kitchen addition.

Initially Staff thought the kitchen was in a modern addition and recommended the Applicant consider an EPDM roof for the slightly sloped /flat roof. However, since the addition is in fact historic, Staff recommends either a proper standing seam metal roof, or a similar flat seam metal roof, be used for the replacement. The roof may be too flat a pitch for standing seam, and this determination

should be made by a qualified roofing contractor. The Commission has had several applications for standing seam metal roofs this year and has held all applicants to a high standard for a historically accurate standing seam roof with proper panel width, seam height and color. Chapter 6.H of the Guidelines recommends, "when original roofing must be replaced, use material similar to the original or characteristic of the building's period and style, particularly if the roof is visible from a public street or is a key element of the building's style or character. Replacement with modern materials such as composition shingles may be approved if historically accurate roofing cannot reasonably be required for economic or other reasons."

Staff finds the replacement of the existing roof with a standing seam metal or flat seam metal roof would qualify for tax credits, but finds the proposed material would not qualify for tax credits as it is not historically accurate. Additionally, the Applicant also proposes to install three skylights in this roof, which is a modern alteration. Chapter 6.H of the Guidelines recommends against "installing skylights on a primary elevation or in a location visible from a public road." This elevation is not visible from a public



Figure 18- Kitchen addition on rear of house



Figure 19 - Existing kitchen roof



road or located on a primary elevation, so it is an appropriate location. However, the skylights are a modern feature and are not eligible for tax credits.

#### Cistern

The application stated that the old plumbing used an approximately 20,000 gallon cistern in the back of the house and that the cistern is now in danger of collapse and needs to be filled in. The application states that filling in the hole will stabilize the foundation of the house. The Applicant emailed a photo to Staff, as shown in Figure 20 that shows the hole is located next to the rear foundation. This area can also be seen in Figure 21.



Figure 20 - Location of cistern



Figure 21 - Aerial view of rear of house showing location of cistern

**Staff Recommendation:** Staff recommends Approval of the following:

- 1) Repair of the chimneys and tax credit pre-approval for the work.
- 2) Installation of eight exterior storm windows, contingent upon the windows not covering historic window features and tax credit pre-approval for the work.
- 3) Repair and refinishing of the front door and lock, and tax credit pre-approval for the work. If the door cannot be repaired, approval of a custom-made replacement wood door built to match the existing historic door in material and detail.
- 4) Replacement of the kitchen roof with a standing seam metal or flat seam metal roof and tax credit pre-approval for the work.
- 5) Installation of skylights in the kitchen roof, but denial of tax credits as this work is new construction.
- 6) Approval to fill in old cistern and tax credit pre-approval for the work.

**Testimony:** Mr. Shad swore in Dan Engebretsen and Debbie Engebretsen. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Engebretsen agreed with the Staff recommendations and said a mason examined the roof and recommended some chimney bricks need replacement. Mr. Engebretsen said they want to keep the historic value of the house, which is why they bought it. He explained it is important for the windows to be energy efficient, while preserving the

historic integrity of the house. He said they had an \$800 gas bill last winter, even with the mild months, so they need to keep the house energy efficient and balance historic preservation. Mr. Engebretsen said they are fine with Staff recommendations for the windows and recently came across interior storm windows instead of exterior storm windows, which will allow the view to be kept the same, but get the insulation value up. He explained that they would like to try the interior storm windows with the 8 windows that have no storm windows, and if that solution works, then they would like to use them on the remaining windows that currently have exterior storm windows, which would allow them to remove the existing exterior storm windows.

Mr. Engebretsen said the foundation of the house was built in 1897. He explained that the house was built in two different time periods on the same foundation. Mr. Engebretsen said the metal kitchen roof is around 30 years old, is not original and is now leaking. The insulation underneath the roof will need to be added to reduce energy loss as this is the coldest room in the house. Mr. Roth asked if it was a problem to replace the roof with a standing seam roof. Mr. Engebretsen said they had some discussions on what to replace it with. He said the first intent was to replace the kitchen roof with a like kind material/metal roof. Then there was discussion on some other options and they researched raised seam/standing seam roofs that has a two-inch seam and is made for shallow roofs. He said those are expensive and his quotes came in around \$15,000 for a 20x30 foot roof. Mr. Engebretsen said the roof can't been seen standing on the ground, is on the back of the house and can only be seen from the air. He said they are still willing to install the raised two-inch standing seam roof.

Mr. Engebretsen spoke to the previous owners and learned that the cistern is a 20,000-gallon brick made hole and is located next to the foundation of the house. He said that needs to be filled in. Ms. Tennor asked that it will be made structurally sound when it is filled in. Mr. Engebretsen said it will be sound when filled in and there is currently standing water in there.

Ms. Zoren said she is glad to hear he is looking into interior storm windows because different window pane configurations are a unique characteristic of the house that should not be covered up. Mr. Engebretsen agreed that the windows are a great feature of the house and said the older windows have draft issues. Ms. Zoren said the draft issue stems from the weather stripping and the wall around the windows that can be fixed. The energy loss is not due so much through the single glass pane. Ms. Burgess said if the Applicant is restoring the windows, they would be eligible for tax credit.

Ms. Engebretsen said the issue with the floor to ceiling porch window is that they open up as a door. The door jamb is on the outside of the house, making it impossible to install an interior storm window without altering the original interior framework. Ms. Engebretsen plans to install a interior storm windows on the exterior of the house to see if that will work. She said they have been trying to figure out a solution for these doors.

Mr. Reich said there is a custom storm window product called "Indow Windows" made of plexiglass panel with flexible edges that snap into place. Mr. Engebretsen said that is the product they plan to use.

Ms. Zoren confirmed with the Applicant that they will be using the standing seam metal roof on the kitchen roof since there are not many other options due to the shallow pitch Mr. Engebretsen said they will be using the standing seam.

Ms. Holmes said the house is located in a National Register Historic District and qualifies for the state tax credit which is a 20% income tax credit in addition to the County tax credits as well. Mr. Engebretsen said he filed the required documentation with the State. Ms. Holmes said that if anything differs

between the State's approval and the HPC's approval, to let her know. Ms. Tennor said if there are any new issues that arise during construction, Staff should be contacted to discuss the approval process. Ms. Burgess said some in-kind repair/replacement could qualify for the Minor Alteration process that is quicker than the monthly meeting approvals.

Ms. Tennor asked the Applicant if he still intends to install the skylights on the standing seam metal roof, understanding that there are no tax credits for the skylights. Mr. Engebretsen said the skylights were drawn up with a different roof material in mind. He said that he is not sure if they still want to install skylights, but understands that is at his own cost. He was not sure of the mechanics of using this building material is as easy to put skylights in. Mr. Roth said the Commission can approve the installation of skylights, and the Applicant can choose to put them in if they want, but they do not qualify for tax credits because skylights are modern features and did not exist prior.

Mr. Roth clarified that Item 2, the installation of the eight exterior storm windows could be interior, or exterior to include the floor to ceiling French doors. Ms. Tennor asked if the French doors would be full view panels. Ms. Engebretsen said yes that she is also working with a contractor with different options for the French doors. Mr. Roth said the Commission does not need to approve an interior storm window because it is inside the structure. Ms. Holmes asked the Commission to discuss tax credits for the interior windows since they preserve the exterior aesthetics and weatherproofing. Ms. Burgess said the interior windows should qualify for tax credits because they preserve the historic integrity of the house and weatherproofing. Mr. Roth said the Staff recommendation should be amended to include installation of eight exterior or interior storm windows contingent upon not covering historic window features would be eligible for tax credits. Mr. Engebretsen asked if the scope can be expanded to cover the remaining windows in order to remove the inappropriate storm windows that are currently installed. Ms. Holmes said that was ok to include.

**Motion:** Mr. Roth moved to approve the application per Staff recommendations with the modification of Item 2 to allow installation of eight exterior or interior storm windows contingent upon the windows not covering historic window features and tax credit pre-approval for the work, as well as replacement of existing storm windows with interior or exterior storm windows contingent upon the windows not covering historic window features and tax credit pre-approval for the work. Ms. Tennor seconded. The motion was unanimously approved.

#### **HPC-17-73 – 8411 Main Street, Ellicott City**

Certificate of Approval for exterior alterations.

Applicant: Joan A. King, Pastor

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. SDAT does not have a date of construction for this building, but the church website dates the structure to circa 1896 and the church appears on the 1899 Sanborn maps. The Applicant proposes to make the following repairs and alterations:

- 1) Paint the building white to match the existing color.
- 2) Replace broken asbestos siding shingles with GAF Weatherside Purity Wavy, a fiber cement shingle that looks like asbestos.
- 3) Replace the exterior doors, which are wood interior doors that have been used as exterior doors, with a steel or fiberglass exterior door with a brown oak wood grain.



**Staff Comments:** The painting of the siding the same color to match is considered Routine Maintenance, per Chapter 6.N, which states that Routine Maintenance is "painting previously painted surfaces using the same color as the existing paint." The building is currently sided in asbestos shingle, which is a product that is no longer available. The GAF Weatherside shingle is a fiber cement product that matches the old asbestos shingles and the replacement of broken shingles with this product would be considered Routine Maintenance, per Chapter 5, "repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design."

Chapter 6.G of the Guidelines provides recommendations on entrances and doors and recommends, "replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building." The front door/main entrance of the building is located around the side and does not front Main Street. The side door is located along Main Street. The building is set back from the street, so the side door is not highly visible and the front door is minimally visible. Chapter 6.G of the Guidelines states, "when a new door is needed, it should reflect the character of the original door. Simple paneled doors of wood or wood and glass are usually best, but metal doors with an appropriate style and finish can convey a similar appearance. Painted or enameled metal doors are best; shiny or mill finish metal should be avoided." A metal or fiberglass door with oak wood grain is unlikely to reflect the visual character, style and finish of an historically appropriate door. Staff finds a wood door on each entrance would be the most appropriate, since the side door faces Main Street and the door on the gable end of the church is actually the front door and main entrance for parishioners.

**Staff Recommendation:** Staff recommends Approval of replacing the exterior doors on the condition that paneled wood doors be used at both entrances.

**Testimony:** Ms. Holmes noted the Staff Recommendation in the Staff report left out a recommendation for Items 1 and 2 and amended the Staff recommendation to recommend approval of these items. Mr. Taylor said Items 1 and 2 are routine maintenance. Mr. Shad swore in Joan A. King, Pastor and Harry Hawkes, Trustee of the Church. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Hawkes said the door color will be painted to match the existing door but he prefers a steel door because wooden doors warp, lack energy efficiency, and are less durable.

Ms. Tennor asked why the Staff report indicated the doors to be replaced are interior grade rather than exterior. Ms. Holmes said the application indicated interior grade doors were used as exterior doors. Ms. Tennor asked the Applicant why they feel an exterior grade wooden door would not be durable compared to the existing interior grade wood doors installed on the exterior. Mr. Hawkes said he has not experienced the durability of a wood exterior grade door compared to a steel door. Ms. Holmes said steel doors can shrink in the winter.

Mr. Hawkes said wooden doors can expand/shrink depending on seasonal weather even with weather stripping. Ms. Zoren said interior grade wooden doors are not solid wood. They are usually comprised of fillers and not made for the same durability and weather proofing. A solid wooden door will last a long time. There are many exterior wooden doors on Main Street that are a hundred years old. Mr. Reich said interior grade wood doors are not sealed the same compared to an exterior grade door, which is why the Applicant experienced shrinkage and expansion during different seasons. Mr. Reich said a maintained, solid wood commercial grade door will last a lifetime.

Mr. Reich said the church has a focal presence on Main Street with beautiful historic architecture. The Commission would like to see wood doors that look like they were part of the original construction. Mr.

Taylor said current state policy states the Applicant is not eligible for improvement grant funds because they are a religious institution. However, the policy is being challenged at the Supreme Court citing discrimination against churches is unlawful. Mr. Taylor said the policy is expected to change but he was unsure of the timeframe. Ms. Holmes said if the policy changes before 2019 or until the funds run out, the Applicant should contact Staff.

Ms. Tennor said she has wood exterior doors and they have lasted 35 years already. Ms. Zoren asked if Staff could consider approving salvaged doors from another church that can be used. Ms. Holmes said that could be possible. Mr. Reich said the Applicant can go to John S. Wilson Lumber Company, who can custom make doors that may be more cost effective.

Mr. Shad asked if anyone from the public would like to testify. Mr. Shad swore in Fred Dorsey. Mr. Dorsey, President of Preservation Howard County said he has been working with Pastor King for three years in search of funding to do the repair work. Ms. Tennor asked about the timeframe of the work. Mr. Hawkes wants to finish the work, especially the painting, before winter. Mr. Dorsey said the work may be phased to facilitate funding. For example, doing the doors first.

Mr. Reich asked if the Applicant is willing to amend the application to install wood exterior doors. Mr. Hawkes said yes. Ms. Holmes asked if the doors will be painted wood or stained wood. Ms. Tennor said the existing doors seem stained. Ms. Holmes asked if there are any historic photos of the door. Mr. Hawkes said no he does not have any historic photos showing the exterior doors. Ms. Holmes said when the Applicant is ready to paint the door, please contact Staff to discuss colors that are historically appropriate. Ms. Holmes can also help contacting the state about changes in policy of improvement grants for eligibility.

**Motion:** Mr. Roth moved to approve the application per Staff recommendations and Staff approval of the finished exterior wood doors. Ms. Tennor seconded. The motion was unanimously approved.

**HPC-17-74 – 8180 Main Street, Ellicott City**

Certificate of Approval for exterior alterations.

Applicant: Majd Alghatrif

**Background & Scope of Work:** This property is located in the Ellicott City Historic District. This property is also listed on the Historic Sites Inventory as HO-69 and the Inventory form dates the property to the 1790s. The Inventory form was written in 1977 and states, "one of the earliest buildings in this old mill town, and architecturally representative of the simple granite architecture with its fine proportions and scale which predominates here, it is of outstanding significance to Howard County and the state and should be considered for inclusion to the National Register and State Critical Areas Program."

The Applicant proposes to make the following exterior alterations to the front porch:

- 1) Increase the depth of the porch from 4 feet to 6 feet. As a result, the porch would cantilever out an additional two feet and the posts would remain in their existing location.
- 2) Concrete footings will be added underground for the posts to rest on.
- 3) The porch railing will need to be raised 6 inches, from 36 inches to 42 inches, in order to meet Code requirements, as the Applicant intends to use the porch for outdoor dining.
- 4) The extension of the porch on the underside (looking up from the sidewalk) will use bead board to match the existing.

- 5) The flooring will be pressure treated lumber, to match the materials currently used. The flooring will be refinished and sealed.

**Staff Comments:** Chapter 6.E of the Guidelines states, "Porches are important to a building's sense of scale. Removing, enclosing or altering a porch can dramatically alter the appearance of a building." Increasing the depth of this porch by two feet would change the appearance of the building. In Figure 22 below, the red line indicates an approximate 2-foot measurement for where the porch would extend over the sidewalk.

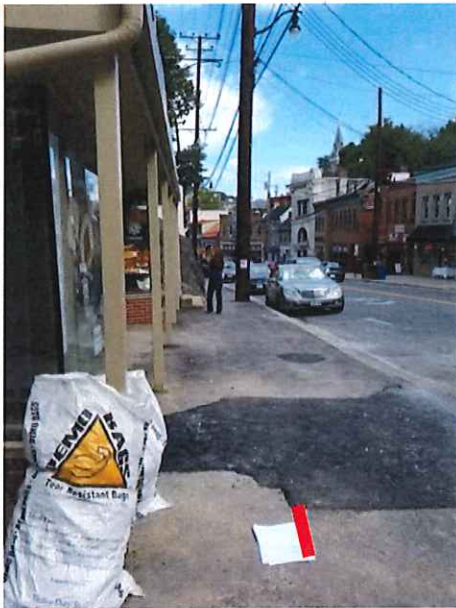


Figure 22 - View of porch looking down Main Street. The red line and paper indicate an approximate two-foot mark.

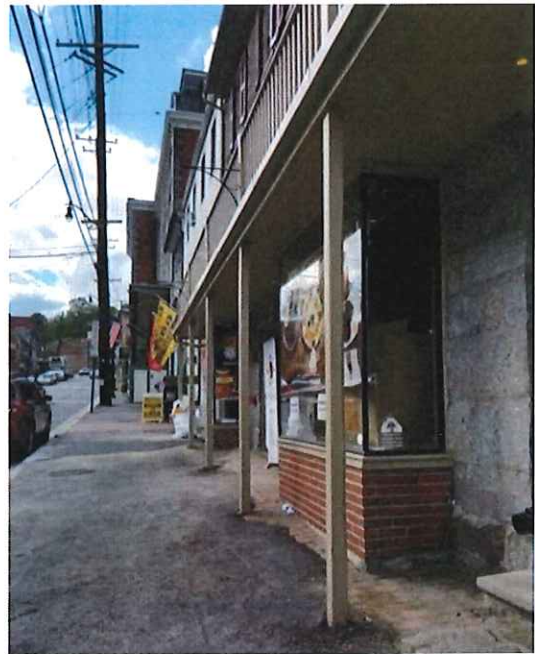


Figure 23 - View of porch looking up Main Street

The 1887 Sanborn map shows a narrow porch with a side staircase existed on this building at that time. This building was constructed as a double house, and the porch served more as a catwalk for people to enter the first floor of the house, because the ground level was the basement. Increasing the depth of this porch will alter the historic form of the building and intrude on the public right of way. Historically, the porch was always this size, and the historic precedent is for the porch to remain at its existing size. Standards 1 and 3 of the Secretary of the Interior Standards for Rehabilitation are most relevant to this project and state:

- Standard #1 – A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- Standard #3 – Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties shall not be undertaken.

The porch and the second floor doors and windows are character defining elements of this building, as this was the primary entrance, so they are more architecturally elaborate than the basement/street level entrances. The Standards state that a property should be used as it was historically and any new uses should require minimal change to the building's distinctive features and spatial relationships, and that changes that create a false sense of historical development should be avoided. While adding two



feet of depth to the porch may not seem like a large change, it will affect the building in several ways. It will be changing the distinctive features of the building and it will be creating a false sense of historical development. This porch was used as a passageway to the doors and was not used for dining. Regarding the changes to the distinctive features of the building, the proposed porch alteration will require a 6-inch increase in the height of the existing railing. The drawings provided in the application, shown in Figure 25, show that the railing would end at the lintel of the second-floor windows. If the drawing is accurate, this would be a perspective that would only be visible from a building across the street on the second floor. When the building is currently viewed from across the street, as shown in Figure 24, the existing railing appears to end just above the window lintel. If this railing is raised 6 inches in height, to 42 inches, and moved two feet further out, it will be blocking substantially more of the windows and doors. Additionally, the view of the second and third floors of the building from the sidewalk below will be blocked by the porch protruding an additional two feet in depth.



Figure 24 - Front facade of building

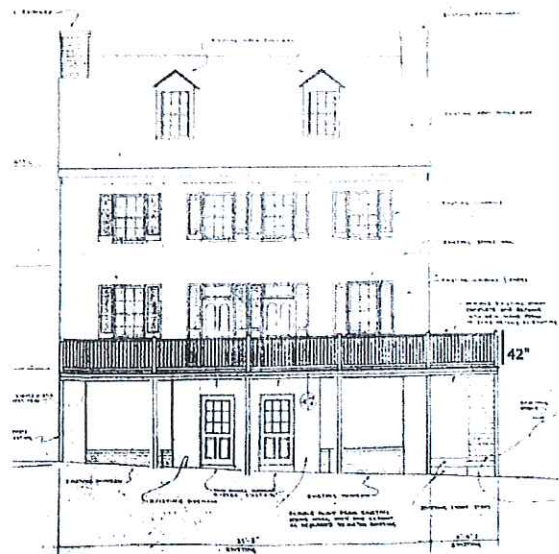


Figure 25 - Front elevation showing proposed alterations

Standard #1 states that a property shall be given a new use that requires minimal change to its distinctive features. This Standard exists because if a building was continuously changed for each tenant that resided in it over the years, it would eventually lose all historic integrity. The Applicant intends to put outdoor tables and chairs on the porch for dining purposes and historically the porch was not constructed for that purpose. Aside from the higher railing that is required, tables and chairs would also clutter the view of this historic building and there is always the possibility that the Applicant could add umbrellas, further altering the view.

Increasing the depth of the porch also affects the overall scale and proportions that exist on this building and this building's relationship to other buildings along the street. For example, the structure at 8202 Main Street, commonly known as the Howard House, has a large front porch along the front of the building that is 6.83 feet deep. The Howard House is a 5-story structure, with the first story being located several feet off ground level on a raised basement and overall is a substantially longer building. By comparison, the subject building is a 3.5 story building, if including the basement as the first floor. These buildings are drastically different in scale, massing and proportion, but this proposal would make the porches very similar in size, when nothing else on these buildings is similar in size. Additionally, they

had a very different function and were built in different periods, so one cannot be considered as a precedent for the other.

Chapter 7 provides recommendations on 'New Construction: Additions and Porches' and is relevant to this proposal since the Applicant proposes to add depth to the front porch. Chapter 7 recommends, "design and fit additions to avoid damaging or obscuring key architectural features of a historic building" and "attach additions to the side or rear of a historic building to avoid altering the primary façade." Staff finds the proposal would alter and obscure the key architectural features on the primary façade. Chapter 7 also states, "decks...should be substantial in appearance, having more of the character of a porch (avoid decks that appear to stand on toothpicks)." By adding to the depth of the existing narrow porch, the proposal will not comply with this Guideline and the increased scale and massing of the porch will appear to stand on toothpicks, as the posts on this building are tall and narrow.

For these reasons, Staff finds increasing the depth of the porch would adversely impact the historic character of this building. Staff recommends the Applicant consider adding an outdoor dining area in the rear yard, which is a more appropriate location for building additions as recommended by the Guidelines.

**Staff Recommendation:** Staff recommends Denial of front porch alterations as proposed. Staff recommends the Applicant consider dining opportunities in the rear yard, which is a more appropriate location for building additions.

**Testimony:** Mr. Shad swore in Majd Alghatrif. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Alghatrif said the front porch offers a magnificent view of Main Street. He understands the concerns about the two feet extension in depth, but said that a structural engineer reviewed the design and said the proposed structure is safe. Mr. Alghatrif plans to have three to four tables (2'x2') with seating on the deck. Mr. Alghatrif said he will consider the recommendations of a rear deck in the future but currently, he wants to focus on the front porch that offers unique views on Main Street. Mr. Alghatrif said the current size of the porch is not sufficient for people to pass through with tables, but extending the depth of the porch by even one foot would satisfy the purpose to have the tables on the porch. He understands that two feet would be a concern, but does not think that anyone would notice an increase in one foot in depth.

Mr. Reich said the front porch is not original and the porch was probably cast iron like the Howard House building. Ms. Holmes said according to the architectural historian, Ken Short, the building was constructed much earlier than the Howard House so it would not have had iron railings in the front. Ms. Tennor said some of the porches were built as a continuous walkway from one building to another. Ms. Tennor said it is important to note the historical fact and not rebuild the porch as a place for people to sit. Mr. Alghatrif asked where the other walkways are. Ms. Tennor said not all survived which is why it is more important to preserve this walkway.

Mr. Reich said the current porch was built in the 1990s with 4x4 wooden posts that are not historic. There is no historic detail to what it looked like historically. Ms. Holmes said the HPC file on this building does not specify when, or if, the porch was rebuilt. She said that since it is not known what the original porch looked like, the Commission should take careful consideration what changes are permitted. Mr. Reich said if wrought iron details are installed with nice columns to match the 1790 era, it would be better than the proposed design.

Mr. Alghatrif said the existing porch is not structurally safe at this time. Due to the uneven ground, the deck bows. He plans to secure the posts with concrete footings. The existing railing height does not meet code making the entire deck unusable. Mr. Alghatrif wants to invest in turning the structure into usable space. Mr. Reich recommended the Applicant return with a design made of cast iron that looks like the Howard House. Ms. Burgess asked if Mr. Reich was asking for the posts to be iron or the entire porch. Mr. Reich said the entire porch and posts should be iron, like the Howard House porch.

Ms. Zoren said more research is needed to confirm the historic design. Ms. Holmes agreed with Ms. Zoren and read a comment from the Staff report prepared by Mr. Short regarding the Applicant's building and the Howard House: "they had a very different function and were built in different periods so one cannot be considered a precedent for the other." Mr. Alghatrif said the scale on his building was wrong to start out with. The additional extension will be a functional improvement with minimal visual alterations.

Mr. Reich said the railing may be able to get a historic variance. Mr. Taylor said not for dining/seating purposes. Ms. Zoren said the change in the depth of the deck alters the streetscape, hiding the entrance and making the entrance area darker with more shadows.

Mr. Roth asked if there are any property boundary issues with the proposed extension further into the street. Mr. Alghatrif said he spoke with DPW and there will not be issues since the posts are remaining in the same place. Only the deck flooring would extend further into the street. Mr. Roth said he does not think the proposed extension is a good idea because it is not appropriate to the scale of the building and the work lacks justification and evidence that such changes would make it more historically accurate.

Mr. Roth said the structure is a historic walkway and turning it into a deck with tables and seating is inappropriate. Ms. Zoren said it could be viewed as a fire escape. Mr. Alghatrif said the use of the building has changed through time. Mr. Reich said the Commission does not have an issue with adaptive reuse, but it must preserve the historic character. Mr. Reich said the Applicant needs to demonstrate to the Commission that the proposed work is an improvement. Mr. Roth said it is important to provide evidence that the proposed change is more historically accurate. Ms. Holmes recommended the Applicant contact Ken Short, the Staff architectural historian, and conduct research to find old historic photos of the building façade. Ms. Tennor asked the Applicant to return to the Commission with revised historic accurate plan showing the one foot deck extension in depth instead of the two foot.

Ms. Holmes said the sign on the building needs to be approved by the Commission. The application is available on the County's website. Mr. Alghatrif agreed.

Mr. Shad asked if the Applicant is willing to withdraw his application. Mr. Alghatrif said yes.

**Motion:** There was no motion. The application has been withdrawn.

#### **OTHER BUSINESS**

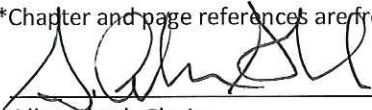
Discussion of Ellicott City Design Guideline update.

Ms. Novak presented the Ellicott City Historic District Design Guidelines draft version to the Commission. The commission members discussed their concerns and ideas to implement to the draft. Ms. Burgess said the next step is to hold meetings to gather public input for the guideline.



Mr. Roth moved to adjourn. Ms. Tennor seconded. The motion was unanimously approved and the meeting was adjourned at 10:00 p.m.

\*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

  
Allan Shad, Chair

  
Beth Burgess, Executive Secretary

  
Samantha Holmes, Preservation Planner

  
Yvette Zhou, Recording Secretary